Investors!

Builders!!

Operators!!!

We Must Sell

Absolute Auction

Estate of

Jas. A. Mahony

I. Howard Lehman, Atty. Trinity Bldg., N. Y. C.

Tuesday, Nov.29th

BROADWAY, N. W. Cor. 232d St. & Kings-bridge Ave.—38 LOTS.

LEXINGTON AV., N.

W. cor. 120th St. 100x

65. Jerome Ave., Mt. Eden (Belmont) St. & Townsend Ave. — 12

ACADEMY ST., S. E.

ELWOOD ST., S. W. cor. 196th St.—3

SEDGWICK AVE., 3

plots near FordhamRd.,

West Kingsbridge Rd. & Fort Independence St.—2 TO 3 LOTS

GILES PL., E. & W.

sides, North of Fort In-

dependence St. — 18

BAILEY AVE., near

Kingsbridge Rd. & near

Summit Place, 2 plots. 4 LOTS EACH.

KINGSBRIDGE

TERRACE, N. W. cor.

Nindham Pl.—2 LOTS.

YONKERS — Lincoln Station—McLean Ave. —5 BLOCKS OF BUILDING LOTS.

Except for the Yonkers property, all of the Mahony Estate holdings are subject to Tax Exemption if promptly improved with Dwellings or Apartment Houses.

Financial institutions have as-

sured us they will make reason-able building loans for the im-provement of these properties.

Send for Bookmap.

MORGENTHAU JR.

206 Broadway, N. Y. C.

Post Ave. 6

LOTS.

LOTS.

cor. LOTS.

EACH.

BRONX BUYERS PLAN

Large Operation for Brown

Place: Builders to Provide 2

More Large Flats.

TO BUILD COTTON EXCHANGE.

William Liss, Inc., sold for James J. Sheeran 286 and 288 Kings Highway, two and three story and store build-ings to Edward E. Brill for \$25,000 and

E. J. Wasmer.

Martin Company leased for Mellenney

H. Anderson to James Grany the two story building at 209 King street. Shampan & Shampan, architects, have d plans for a four story apartment house to be erected on the south side of Crown street, 100 feet east of Kingston

avenue, 77x127, for Schoenberg, Rab. Erde, Inc. The estimated cost is \$135,000.

SUBURBAN TRANSACTIONS.

C. A. Alvarez, chief accountant with

La Prensa, has purchased an apart-ment in 106 Twenty-first street, Jackson

Post Hutton Estate Sold to School.

school has also been incorporated.

James H. Perkins, president of the
Farmers Loan and Trust Company, is
president of the corporation.

MEMO

BUSINESS BUILDINGS Saks & Co. Will Pay That

The Brown Realty Company, recently incorporated at Albany with H. and L. Cohen and J. Schlossberg, as directors, 12 of the Cohen and J. Schlossberg, as directors, 12 of the Cohen and J. Schlossberg, as directors, 12 of the Cohen Realty Coh

Worthington Whitehouse, Inc., rented, furnished, for William Schall his apart-ment in 960 Park avenue to Mrs. Robert

L. Stevens.
Charles K. Clisby & Co. leased the fol-

lowing dwellings: 11A West Ninety-fourth street, 313 West Elighty-eighth street, 332 West Seventy-second street, furnished, and 49 West Eighty-fifth

ADJOURNS LOT SALE TO

MODIFY RESTRICTIONS

\$6,500 cash secures fifte and occupancy now. Balance



A CHANCE TO BUY A FINE HOME CHEAP

HOME SACRIFICE BY A PROMINENT SUBURBAN BUILDER of a beautiful Colonial home, with garage. I need cash and have too much construction on my hands. The decorations are still to be put in. I will install them according to the desires of a purchaser. The house has ten immense rooms, two completely appointed tiled bathrooms, and a garage. The plot is 100x180 feet. Only 10 minutes' walk to the station, in a beautiful, high class, settled residential section. 700 feet elevation. Water rights on chain of five charming lakes afford fine boating, sailing, fishing, skating. Splendid commuting service to New York city. \$3,500 cash takes it. Absolutely complete; ready for immediate occupancy. Balance 2 years, 2d mortgage, \$5,000. Permanent 1st mortgage \$5,000. For complete details apply BUILDER, Post Office Box 378, City Hall Station, New York city.

REAL ESTATE—OUT OF CITY. APARTMENTS — UNFURNISHED. Connecticut-Sais or flent.

E.P.HATC" INC. Real Estate Greenwich, Ct

SUBURBAN HOMES TO LET AND FOR SALE.

HILLSDALE, N. J.

Rent to responsible tenant, \$840 yearly. ROBERT P. ZOBEL, 35 West 39th St OR YOUR OWN BROKER.

BUSINESS PLACES TO LET. Above 14th St. to 59th St. (Inclus-East River to North River.

UP-TO-DATE

GARAGE

JUST COMPLETED

ON LONG LEASE

-INQUIRE-211-213 E. 55 St.

OFFICES FOR RENT Fifth Ave. Guaranty Building 522 5th Av., S. W. Cor. 44th St. 2,000 Sq. Ft. Will Divide. BROWN, WHEELOCK CO., Inc.

Lofts to Let 122 FIFTH AVENUE

SHARUM, 170 B'way. Cortlandt PENN TERMINAL BLDG

STORES, OFFICES Also Top Floor, 13,000 Sq. Ft. equire Supt. or Your Own Broke Lofts-Stores-Buildings

LOUIS SCHRAG, 142 West 23d St.

APARTMENTS-FURNISHED.

103-5W.54th St. 2 Rooms and Bath

No. 44 Furnished \$1000 Rooms and Bath

No. 7 Furnished.... No. 11 Furnished.... No. 41 Unfurnished.... MAID'S SERVICE INCLUDED. Apply Supt., on Premises, or N. A. BERWIN & CO. 103 Park Av.

APARTMENTS - UNFURNISHED. Above 14th St. to 59th St. (Inclusive). East River to North River

Royalton FURNISHED AND UNFURNISHED BACHELOR APARTMENTS.

44 W. 44th St. 1-2 Rooms & Bath

18 New Aparlments, top floor, parquet floors, bath; newly furnished to rent by month or lease; occupancy December 1. Can be seen any time.

HOTEL SERVICE—RESTAURANT

48 EAST 49TH ST. APARTMENTS J. J. HEARN, Builder

120 EAST 31st ST.

Modern Fireproof Apartment Building 3 Rooms—8 Fooms—Bath Elevator Service.

Brown, Wheelock Co.

Murray Hill 3100 10 E. 45th St. Washington Heights, Above 125th St., West of 8th Av.

on SALE—Seven room brick house; all improvements; hardwood and electric light; mated Woodhaven, L. I.; price eight thound dollars (\$8,000; \$5,000 cash; immediate possession. FIERO & FIERO, 2 ector st., New York city. Telephone

Borough of Richmond-Sale or Rent. SILVER LAKE SECTION—New 6 large room house, all improvements, tax exempt; high elevation; 35 minutes Manhattan; only 88,500, terms. W. C. REEVES, 119 Lexing ton av., Manhattan. Tel. Madison Square sour

REAL ESTATE-OUT OF CITY.

Long Island-Sale or Rent. HOMES AND ACREAGE. Write F. UNSER Mineola. Tel. Garden City 1641W.

Mineola. Tel. Garden City 1047W.

QUEENS VILLAGE, L. I.

Choice southern exposure corner plot, Colonial 7 room house; all latest improvements with garage; not built for speculation; at a bargain \$12,500; must be seen to be appreciated; 4 minutes to station on Main street; 29 minutes to Penn Station, N. Y.

JONES,

N. E. corner Lincoln av. and Walnut st.
\$1,500 GIVES immediate possession new modern Dutch Colonial house, 7 rooms and bath; restricted location; 5 minutes valk from station; 43 miautes from Penn.
Station; \$6,700. Owner, JAMES MURPHY, Westbury, L. I. Phone 136.

Westchester-Sale or Rent. BRONXVILLE, N. V.

First floor consists of large living room, open fireplace, dining room, butler's pantry, kitchen and living porch; second floor, 4 master bedrooms and 2 tiled baths; third floor, 10 x130; 10 minutes' walk from Bromville station, 30 minutes from 42d st. and New York Central; ready for immediate occupancy. For terms phone 3953 Bromville. HOWARD IL SEITER.

SEITER.

LARCHMONT.—One of the older well built homes, on high ground; centrally located, 7 rocms, improvements; plot 160x125; reduced price \$12,090; \$2,599 cash and the batasce on easy terms, FREDERICK P. ROEHM, at Larchmont Depot, Larchmont, N. V.

N. Y.

Mrs. EDMUNL W. BODINE, Real Estate.
472 Main st.: tel. 848 New Rochelle.

NEAR RYE, N. Y.
Bathing beach privilege: 5 acres of land:
many fine trees and a remodelled Colonial
house; hardwood floors, 12 rooms, 3 baths;
garage for 2 cars with living quarters; garden, shrubs and flowers; beautiful water
views. During war refused \$60,000; can be
bought for \$55,000 to-day on reasonable
terms; quick action necessary to secure this
bargain. BLAKEMAN QUINTARD MEYER.
INC., 50 East 424 st., N. Y. Tels. 2466 Murray Hill or 523 Rye.

New York State-Sale or Rent.

WORTHY FARMS EVERYWHERE. BATSON FARM AGENCY, 489 5TH AV., N.Y.

Connecticut-Sale or Kent. LADD & NICHOLS. Tel. 1717 Greenwich, Conn

New Jersey-Sale or Rent.

WEST SIDE dwellings for sale. M. H. GARAGE for sale, 12,000 square feet, care capacity, in centre of city.

MADISON, CONN.—Bungalow and large lot on Middle Beach Road; most exclusive sec-tion. J. M. MARSH, 72 Olive st., New Haven, Conn.

25 acre private lake stocked, surrounded by 100 acres woodland, small farm adjoining; 3 miles from New Haven, Conn., accessible State road; ideal place for gentleman's estate, boys' or girls' camp, artist or teachers' colony; will sell all or part. J. M. MARSH, 72 Olive st., New Haven, Conn.

New Jersey-Sale or Rent.

BARGAIN-Three acres, atone house; business changes compel me to seil my house in the Plainfield section, half mile to station; beautiful stone bungalow type dwelling of eight rooms, bath and shower, hot water heat, electricity; only two years old; completely equipped with screens, metal weather strips, &c.; garage, chicken house and fine tennis court. Owner, A. HOEFLER, 27 Wooster st., New York city. Telephone 3550 Canal.

SELLING OUT.

REAL BARGAINS.

White Succe Home, Bellimore, L. I. 5 6 coms, bath, all improvements; cash \$3,500.

Brownstone Dwelling, 12 rooms, Belleville, S. J.; all improvements; only \$3,500 cash balance mountly payments \$2,500; cash balance mountly payments are possession. Telephone 283-R Englewood, leeded.

Richmond Hill, 2 family, with garage; INVESTORS, 14 family brick, elevator

Richmond Hill, 2 family, with garage; investors, large rooms; \$5,000 cash required.

STONES T 542 Herald, 280 Rway.

City, 86,900; TAX EXEMPT.

\$500 cash, balance \$60 monthly, including interest, buys 6 room house and plot 100x213 feet; all modern improvements; tax exempt, 5 rainutes from railroad station. Write of phone C. P. FINCH, Ramsey, N. J. SIX ACRE POULTRY FARM. car Summit: splendid 8 room dwelling.
All limits: large barn. Price, \$15,500,
DUGENE JOHN-H. F. BECK CO.
nekawanga Station. Summit. N. J.

Florida-Sale or Rent.

or phone
TAMPA BOARD OF TRADE,
N. Y. Branch office, 46 East 41st st., nea
Madison av. Murray Hill 6940.

WE have ouser for dwellings and investment

Above 14th St. to 59th St. (Inclusive), East River to North River. **ALBEMARLE** BUILDING

> Broadway at 24th Street Entire 15th Floor TO RENT 18,000 Sq. Feet

> > **Excellent Light** on Four Sides

Manufacturing Immediate Possession

ALBERT B.ASHFORTH, Inc.

12 East 44th St. Murray Hill 1100

BUSINESS PLACES TO LET. CITY REAL ESTATE.

From Battery to 14th St., Inclusive. Borough of Queens-Sale or Rent.

BEEKMAN ST.—Long lease, 59 feet front store, basement; high ceiling; possession arranged, JAMES SINCLAIR, 308 W. 97th. DESK room in private, light, airy office with telephone service; 320 a month; imme-diate possession. Apply Room 1102, 59 Feart

DESK room in large, attractive office. Address Room 431, 30 Church st.

dross Room 431, 30 Church st.
DESHRABLE office space for rent in 30 Church st. Apply Tel. Cortlandt 653.
LOFT TO LEASE.
31 E. 10th st., near Broadway—Second floor, 44x90; 2 clevators; high cellings; fireproof building. Owner, WILLIAM KLIPATRICK, 149 Broadway.
STORE. BASEMENT AND FIRST LOFF. Fireproof building, 10th st., near Broadway; 2 clevators; all improvements; possession in part now and February I. Owner, WILLIAM D. KILPATRICK, 149 Broadway.
TO LET for business, 10ft about 3,500 sq. TO LET for business, loft about 3,500 sq.
ft.: excellent light, steam heat and elevator service; very attractive rental; immediate possession. Ezekiel Bros., 102 Church st., New York City. Telephone Barclay 5282.

5282. 52 BROADWAY-Furnished office, 400 square feet, to sublease to May I, 1923; immediate possession; submit offer. J. CLARENCE DAVIES, 52 Nassau st. John 1171.

ACCOUNT moving to Boston, have small, light office to subjet; exceptionally cheap; corner 29th and Madison. Apply STONE & ANDREW, twelfth floor. BROADWAY, 416 (corner)—Two lotts, \$3,000, 3 E. 17th st., cor. 18th—Two lofts, \$5,500 LARGE, light, desirable office, 5th av. building. Room 821. Grameroy 4563. LOFT and office space, 15 to 19 E. 26th e: Phone Lenox 9000. STORES and lofts in 42d st. district. BOWMAN, 115 W. 42d.

Miscellaneous.

Borough of Brooklyn.

HOUSES TO LET, UNFURNISHED.

Berough of Brooklyn.

HOUSES WANTED-FURNISHED.

FURNISHED house wanted for six months must be thoroughly up-to-date; 60th-80th st.; Fifth to Lexington; high class tenant. Send full information to L 810 Herald, Filton st.

TO RENT, SEASON OR LONGER, SLAW-SON & HOBBS, 162 WEST 72D ST. MADISON AV., 175.—HANDSOMELY FUR NISHED 2 ROOMS, BATH, KITCHEN ETTE APARTMENTS; ALSO UNFUE NISHED.

NISHED.

NEAR 5th av. (Fortles); large living room, fireplace, two bedrooms, bath, restaurant; \$285. Vanderblit 8488.

SUBLET—SIX ROOMS AND 2 BATHS, FURNISHED, MARIE ANTOINETTE HOTEL, APT. 41.

TEL, APT. 41.

13 Gramercy Park—Duplex apartment, bedrooms, dining room, kitchen, mald's room, very large living room; beautifully decorated and furnished; especially suitable for musician; pretty tiled garden, with fountain reserved for the exclusive use of the occupants of this apartment; also unfurnished, if desired. Call or telephone, Gramercy 1817.

revy 1817.

407H ST., opposite Bryant Park, near 5th av.—Two large rooms and bath; can be rented for season or year; possession at cace; rent \$180 per month. Apply 616Lis., 207 Madison av. Phone 0540 Vanderbilt.

477H STREET, NEAR 5TH AVENUE.

Two very large rooms, bath and kitchenste, living room 20 ft. square; December 1 or sooner to September 15; rent very low. Apply FRED'K FOX & CO., INC., 207 Madison av.

Madison av.

67TH ST., 15 WEST-Beautifully furnished studio, bedroom, kitchenette and bath; can be seen daily. MISS PALE.

70TH ST., 257 W.—Three and 4 rooms and bath, all improvements. Apply on prenises, or JAMES A. DOWD, 874 6th av. Tel. Circle 0032.

possession promptly.

S4TH., 324 W., APT, 34-2 rooms, bath, high-class, nonhousekeeping, elevator, restautant, maid service; cash ofter only considered for furnishings; sacrifice to desirable buyer and transfer year lease, rent \$5.

buyer and transfer year lease, ront \$85 monthly.

1018T (\$40 Weat End av.).—Leaving, city. will rent newly decorated, handsomety furnished 7 rooms, 2 baths, 2 master bedrooms among apartment; grain please, long lease, immediate possession. Apt. 4D.

113TH ST. (near Broadway).—Modern five room, surmy apartment, completely furnished active for couple; all night elevance service, but for couple; all night elevance service, but for couple; all night elevance service, but for couple, \$200 month, Y 2916 Herald, 16th st.

113TH, 507 West-2, 3, 4,5 room, high grade, fireproof, elevator building; moderate rents, Cathedral 7380.

OWNERS-List your properties with me; co-lection, general management, attention to Bronx, Brooklyn and New Jersey solicite A. B. PILKINGTON, 2214 7th av. Morning side 1283.

J.ROMAINE BROWNCO. An advertisement in the Lost and From Battery to 14th St., Inclusive. Found columns of THE NEW YORK Tel. Murray Hill 1481 HERALD offers a real possibility of H. P. Vaughn Granwich Village Real Fetate.

J. P. Day to Resume Jamaica at Noon, at 14 Vesey St. Auction on Saturday. The following Lots and Plots FORT WASHING-The sale of building lots on Sutphin TON AV., 169th St. & Haven Ave.—12 LOTS.

company the plot of twelve lots on the west side of Brown place, between 132d and 133d streets, for improvement with a three story fireproof building to be used for manufacturing purposes. The operation will involve about \$300. The property, acquired by the selling company less than a month ago at an auction conducted by J. Clarence Davies, measures 200 feet on Brown place and 145 feet on each street. The buying company, represented by S. Solomon, attorney, has selected C. B. MANY RENTING DEALS IN MERCANTILE ZONES. The sale of building lots on Sutphin Boulevard and adjacent streets in Jamaica which was begun by Joseph P. Day in the Brooklyn Exchange on Tuesday night, was adjourned until next Saturday afternoon, when it will be resumed in Laudmann's Hall, Sutphin Boulevard and Pacific street, Jamaica. The sale was continued to give the attorneys for the sellers a chance to confer with the Title Guarantee and Trust Company regarding the modification of Company regarding the modification of certain restrictions on a portion of the

Davies, measures 200 feet on Brown shace and 145 feet on each street. The buying company, represented by S. Solomon, attorney, has selected C. B. Many RENTING DEALS in MERCANTILE ZONES.

Manson-Jacobs Company, Inc., rented the building at 127 West Porty-seventh street for Abraham Leoplistat to Charles easily the building.

Two New Flats Planned.

Plans have been filed for a five story fabrathent house, 105.5x186, on the south side of Tudor place, 100 feet east of Walton avenue for Samuel J. Keasler.

Margon & Glaser architects, estimate the cost at \$25,0.000.

Plans were also filed for a five story apartment house, \$1.76x55.6, at the southwest corner of Eastburn avenue and 1748t street for Samuel B. Steinmett, Moore & Landsiedel architects, estimate the cost at \$175,000.

Other Deals in Northern Borough.

The Murray Hill Alexander Corporation sold for the Realty Managers, Inc., the ten family apartment house at 2110 Honeywell avenue, 3.7.6x80, hold at \$40,000.

Schwab & Co. sold for William Zeitner, the dwelling at 1269 Fulton avenue 48x209.

TO BUILD COTTON EXCHANGE.

East 109th st., 223, n, s., 300 ft. w. of Second av., 25x100.11, one story store; City of New York vs. Emma G. Townshend et al.; John P. O'Brien (A); John J. Glynn (R); due, \$11.778.50; taxes, &c., \$2.356.58. To the plaintiff for \$6.000.

BRONX EXCHANGE.

BRONX EXCHANGE.

BY JAMES J. DONOVAN.
Fimpson place, 442, e. a., 201 ft. u. of 144th
st., 18.4x22.5x58.6, three story frame tenement; Emma K. Hupfel vs. Louise E.
Anderson et al.: Forster, Hotaling &
Klenke (A): Patrick A, Folger (R); due,
\$7,248.58; taxes, &c., \$3,000. To the plaintiff for \$5,750.

Brokers Inspect Architect's Plans for New Structure.

There were presented to members of the New York Cotton Exchange yesterday plans for a new home to be crected on the site of the present building and a special meeting of members has been called for November 30 for the purpose of voting on the proposition. The most unique feature of the proposed building is the location of the trading room on the seventeenth floor, thereby securing abundant light and air. The plans, which have been prepared by Donn Barber, call for an expenditure of about \$3,300,000, and the building, besides occupying the present site of the Exchange would take in \$4,500,000. Fire Record A. M. Loss.

12:15-163 East 97th st.: unknown. None

12:50-219 West 62d st.; Elliot Plaintn
2:30-43 Bond st.: Toledo Flower

and Feather Co. Trifling

4:30-2249 7th av.; I. Altman. Trifling

4:50-35 West 135th st.; Otto Gels
[er. Trifling

6:20-800 West 115th st.: Alfred Sim-

Say, 300,000, and the building, besides occupying the present site of the Exchange, would take in 64 Beaver street as well, thus adding considerable floor space to the new structure. Four express elevators to the trading floor and restaurant facilities would add to the comfort and convenience of members.

BROOKLYN MARKET NEWS.

Eder.

Louis Schrag leased for the estate of Liederick H. Brickwedel, the building at 620 West Thirty-ninth street to Matterson and restaurant facilities would add to the comfort and convenience of members.

BROOKLYN MARKET NEWS. 4,50-35 West 135th st.; Otto Granding ler Triffing 6:20-600 West 115th st.; Alfred Sim-Unknown RESIDENTIAL LEASES.

Douglas L. Elliman & Co. leased an apartment of fourteen rooms and five baths in 270 Park avenue for the Vanderbilt Avenue Realty Corporation to

Douglas L. Elliman & Co. leased an 10-10-2 Clinton at the northeast corner of Avenue Q and East Tenth street 100x100 with \$4.800 in cash. The same brokers esold for Edward E. Brill 286 and 288 Kings Highway to Koop Bros. Clinton Trading Corporation sold to Anna Feurance the three story building at 111 Wolcott street.

Bulkley & Horton Co. sold 37 Buffale avenue, a two story frame residence for E. J. Wasmer.

Douglas L. Elliman & Co. leased an 10-100-2 Clinton at: lease Berger, Triffing baths in 270 Park avenue for the Vanderbilt Avenue Realty Corporation to 10-100-2 Clinton at: lease Berger, Triffing baths in 270 Park avenue for the Vanderbilt Avenue Realty Corporation to 10-100-2 Clinton at: lease Berger, Triffing baths in 270 Park avenue for the Vanderbilt Avenue Realty Corporation to 10-100-2 Clinton at: lease Berger, Triffing baths in 270 Park avenue for the Vanderbilt Avenue Realty Corporation to 10-100-2 Clinton at: lease Berger, Triffing baths in 270 Park avenue to 40-100-2 Clinton at: lease Berger, Triffing 10-100-2 Clinton at: lease Berger, Triffing baths in 270 Park avenue to 40-100-2 Clinton at: lease Berger, Triffing 10-100-2 Clinton at

REAL ESTATE AT AUCTION

Adjoining Court House Site

Harris, Vought & Co. rented store in

REAL ESTATE NEWS

Sum for Fifth Av. Property.

National Democratic Club has been of-

fered a flat purchase price of \$1,000,000

Saks & Co., the department store proprie-

for its property at 615 Fifth avenue by

ters, who have leased the block front

surrounding the club's building on Fifth

OFFER OF \$1,000,000

DEMOCRATIC CLUB GETS | eighth street (duplex) to Edward T.

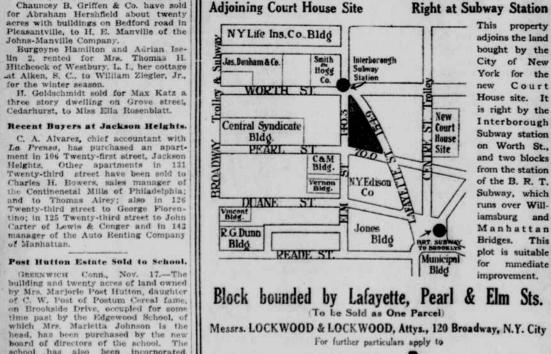
REAL ESTATE AT AUCTION.

ESTATE SALE

Estates of Maria Jones and Sarah M. Garrettson, Dec'd Stephen O. Lockwood, Trustee

Joseph E. Merriam sold in Mt. Kisco, N. Y., the residence of D. C. Serber on Crest road, Chappaqua, to Richard Von Dannenberg of Staten Island; also the Elwood Hotel property on Main street. Mt. Kisco, to M. Lieberman of this city. Chauncey B. Griffen & Co. have sold for Abraham Hershfield about twenty acres with buildings on Bedford road in Pleasantville, to H. E. Manville of the Johns-Manville Company. at noon, in Exchange Salesroom, 14 Vesey St., N. Y. C. Valuable Vacant Plot

Next Monday, Nov. 21st



bought by the City of New York for the new Court House site. It is right by the Interborough Subway station on Worth St., and two blocks from the station of the B. R. T. Subway, which runs over Williamsburg and Manhattan Bridges. This plot is suitable for mmediate

This property

improvement. Block bounded by Lafayette, Pearl & Elm Sts.

Messrs. LOCKWOOD & LOCKWOOD, Attys., 120 Broadway, N.Y. City For further particulars apply to

67 Liberty St., New York City

Telephone: Cortlandt 0744

CITY REAL ESTATE.

Concourse Lots on Easy Terms **Block Fronts** 169 to 170 Street

Berough of Bronx-Sale or Rent.

FRANK HUGHES COMPANY

Liberty St 67 Liberty St., N. Y. C. Tel. Cortlandt 0744.

> CITY REAL ESTATE. Spuyten Duyvil and Enverdale, Above Harlem River.

Fieldston Biverdale-on-Hudson

New York City's most accessible suburb. GEORGE HOWE, 527 Fifth Ave., N. Y. C. Borough of Queens-Sale or Rent.

Norwood Gardens EIGHT ROOMS, two pri-

vate baths and a two-car garage.
Rickert-Brown Realty Company,
Vonderbilt Av. Tel. Vanderbilt 9484.

REAL ESTATE-OUT OF CITY. Long Island-Sale or Rent.

Forest Kills Gardens Houses and Villa Plots for Sale. 15 Minutes from Penna, Station.

SAGE FOUNDATION HOMES CO., 47 W. 34th St., or Forest Hills, I., 1. OLD GARDEN CITY

Fully improved Restricted Building Plots Size 40x100 and up. Terms reasonable. Th Garden City Company, Garden City, L. I. I. G. WOLF, Exceptional bargains, on the North Shore.

NORTH SHORE REAL ESTATE, L'ECLUSE, WASHBURN & CO., 25 East 40th St.

Westchester-Sale or Rent.

BRONXVILLE Easy Terms J. CLARENCE DAVIES

Office on Property, or 149th St. and 3rd Avenue ARE YOU GOING TO BUILD?

New Jersey-Sale or Rent. MONTCLAIR PROPERTIES

CHAS. R. REEVE, MILLBURN, N. Homes from \$7,500 to \$150,000. Maplewood - Short Hills - Summit. H. WEATHERBY & CO., Englewood, N. J. Englewood and Vicinity—Real Estate.

Convent Ave. (435) Cor. 149th St. 8 and 9 rooms, elevator apt,
Apply on Premises of
BLEIMAN, 956 Bway. Tel. 2132 Spring.

Tron.
TWO family house, finest section; electricity, parquet, shower, porches: Jerome, Broadway subway; six rooms; \$110. 2743 Kingsbridge Terrace.

82,000 cash buys two family brick, near sub-way; 19 rooms, 2 baths, electricity; price 87,300. WINANS, 132 7th av., Brooklyn. South 8295.

16TH ST., 125 West-Modern elevator apailment house, 5 rooms and bath: \$1,860 per annum. Apply Supt. or J. IRVING WALSH. 73 West 11th st.

54TH, 15 East.—Two rooms, bath, new tie-vator building, \$1,900 yearly; dising room, service. \$100. Telephone John 2158.

MORTGAGE LOANS AN EXCELLENT INVESTMENT The shrewd investor will buy lots NOW veloped properties are advertised every day and Sunday in THE NEW YORK HERALD.

See BYRNE & BOWMAN, 30 E. 42d St. for the sale, exchange or management of your property. Mortgages negotiated.

MONEY TO LOAN AND WANTED

ON BOND AND MORTGAGE.

SLAWSON&HOBBS CITY REAL ESTATE.

BUILDERS, ATTENTION Plots suitable for immediate improvement Ponfield Avenue

I can show you how to save 20%. OLIVER M. OAKE Phone 3933 Bronxville, N. Y.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE. BROOKS & MOMAND. REAL ESTATE MORTGAGES, 15 BROADWAY. PHONE RECTOR 2267 OR mortgage money apply GEORGE C. PONTER, INC., 165 Broadway, 5568 Cort.

CITY REAL ESTATE. SHFORTH & CO., 501 5th av. Tel. Murray CHARLES BERLIN, 3883 B'way.-Manage-E. C. H. VOGLER,
Amsterdam av. and 81d st.
J. ROMAINE BROWN,
10 East 43d st.

WANT first mortgage \$36,000 from privat lender, 5 story 40 foot flat in West 80's; n brokers. GENOWICK CO., 350 Broadway New York.

Above 59th St .- 5th Av. to North River.

THE ROCKFALL,

545 WEST 1HTH ST., N. E. Cor, B'way, 8 ROOMS AND 3 BATHS, \$3,000.

9 ROOMS AND 3 BATHS, \$3,300. ALL OUTSIDE ROOMS, NASSOIT & LANNING,

AN EXCEPTIONAL

CORNER APARTMENT

outside southern exposure, lease for term of years, \$3,600 per an-num. Apply on premises, 782 West End Ave., cor. 98th.

65 CENTRAL PARK WEST

THE QUEENSBORO CORPOR TION, 50 East 42d st., corner Madison av. NINTH ST., NEAR 5TH AV.
Four story, English basement house, 4 master's, 3 servants' rooms, possession; price
reasonable, BROWN-WHEELOCK CO., INC.,
10 E. 45th st. Murray Hill 3100.

A BARGAIN in 8th av., near 35th at., 4 story building, with store, 50x100 feet; price \$50x.00; must be sold to close estate. H. V. MEAD & CO., 337 8th av. Above 59th St.-5th Av. to East River.

146 EAST 71ST ST.
ADJOINING LEXINGTON AV.
Narrow width 4 story and basement brown
stone dwelling; immediate possession; reasonable price and terms.
OGDEN & CLARKSON CORPORATION,
1 East 49th St. Above 59th St .- 5th Av. to North River.

Borough of Manhattan-Miscellaneous BUYERS. WE MUST SACRIFICE OUR HOLDINGS.

GIVING UP BUSINESS. Stir Street Loft Building, \$45,000 cash, Downtown Business Building, \$40,000 cash, a story Elevator Apartment, \$25,000 cash, deights 6 story Elevator Apartment, \$25,000 cash, deights 6 story Elev. Apr. \$22,000 cash, deights 6 story Elev. Apr. \$22,000 cash, west Side New Law, \$10,000 cash, 2 Harlein Old Law Flats, \$10,000 cash, 4 East Side Teiements, \$14,000 cash, west Side Midtown Dwelling, \$5,000 cash, west Harlein Fine Dwelling, \$2,000 cash, Manhattan, Bronx lots with building loan.

CORPORATION, T 541 Herald, 280 Bway.

NO COMMISSION

NO AGENTS.

Borough of Bronx-Sale or Kent. ESTATE will sacrifice choice West Bronx lots; large and small plots; little cash; permanent mortgage to builder; also 50 logs, ripe for bungalows; all on part Post Office box 280, Mount Vernen, N. Y. GARAGE FOR SALE IN BRONX: OTHER BUSINESS COMPELS SACRIFICE: 39 CARS IN: ROOM FOR 45: ONLY REPAIR SHOP IN NEIGHBORHOOD: WILL SELL FIRS WEEK TO BIGGEST INDDER. CALL LONGACRE 1021.

McLE. NON BROS., REAL ESTATE. 128 W. Fordham road, Phone 02:50 Por 128 W. Fordham road, Phone 0.750 Ford,
PROMINENT corner, 50x95 \$10,000. Clay
avenue and 174th st. HARD, box 871,
Ray Shorg, L. I.
Tui-Pin() AV. (near 171st)—Income dwellings, far below market cost, 5 stories, 9
families; price \$12,500, rents \$7.812 per anmum, Lengfeirew av., near Freeman st., 5
stories, price \$25,000, rents \$50,282 per anmum, Melrose av., near 156th st., 4 spartment houses; prices \$27,000 to \$30,000 num. Melrose av., near 156th st., 4 spart-ment houses: prices \$27,600 to \$36,000 RIZZO & RIZZO, 1403 Taylor av., near East

A real bargain—Park Slope property for sal Why invest in something you cannot see waiting for interest every 6 months whe you can buy a high class 4 story apartimen 8 families; rent \$319 a month or \$7,329 rear; rouning expenses \$3,696 a year 241,990, \$24,060 on first and second mor gages; house in good repair; other busines compels owner to self. Address owner, 2: 4th av., N. Y. C., room 1501.

Borough of Brooklyn-Sale or Rent.

OFFICE for sale or sublet; completely fur nished; 2 rooms and 2 telephones; bargain Columbus 688-1364.

NEW 6 or 7 room modern houses and garage for rent, \$90-\$110. CLANTON TRADING CORPORATION, 186 Remsen st., Brooklyn. Phone Main 3640.

A lady leaving city will sublet attractive apartment, 2 rooms, bath and kitchenette. DONAHUE, 65 Central Park Weet.

100 HIGH CLASS FURNISHED APARTMENTS

WATER FRONT.

150 ft. frontage, 2,500 ft. riparlan line,
Newark Bay and Custer av.; Lebigh R. R.
connections: suitable for factory; reasonable
terms. A. DEGE, 386 Ocean av., Jersey City.

REAL ESTATE WANTED.

properties. & CO., 109 W, 125th st.

Above 14th St. to 59th St. (Inclusive). East River to North River,

TWO houses near 5th, 40s; lease 21 years net. Murray Hill 4639.

APARTMENTS-FURNISHED.

Circle 0032.

70TH, 307 WEST, — Beautifully furnished 3 room apartment, 2 baths; grand plane; windows on three sides; references. Phone Schuyler 6800 for appointment to inspect;

(421) ST. W. (Convent av.)—Four sunny rooms and bath, including kitchen, ex-clusive private residence, Phone And, 3044. Borough of Brooklyn.

APARTMENTS - UNFURNISHED. Above 14th St. to 59th St. (Inclusive). East River to North River.

FLATBUSH.—Five rooms and bath, nicely furnished, in modern apartment house; bank and business reference required. Call Manafield 3300, ext. 22.

FACTORIES FOR SALE OR RENT.

FACTORIY, brick, 5,000 square feet, in centra of city. Apply SOMMER, 30 Morris av., Newark. Branch Brook 1807.

173 West 19th st.

40TH, 510 W (Westover Court)-Bachelor apartments, bight class; hotel services meals. See Resident Manager. Bryant 5800 Morris av., Newark. Branch Brook 1807.